

# FLAGLER STATION

11431 NW 107 Street, Miami  
**SUITE 18 - BDG 8 - Phase III**



**FOR LEASE**  
**25,954 SF AVAILABLE**



## ONE BUSINESS PARK - ONE OWNER ONE CONTACT - ENDLESS POSSIBILITIES

Flagler Station is a strategically located, 9 million square foot campus style office, retail and industrial development, featuring beautiful lakefront views in a suburban atmosphere. Phase 1 consists of 2.5 million square feet of existing office and industrial space. Phase 2 totals 6.5 million square feet of new development consisting of 1.5 million square feet of office and 5 million square feet of retail and distribution space.

## PROPERTY HIGHLIGHTS

- ±25,954 SF Available
- ±24,207 SF Warehouse
- ±1,747 SF Office
- 32' Clear Height
- 7 Dock Doors
- ESFR Sprinkler System
- 277-480V 3-Phase Power
- On-site park management & security
- Established park with stabilized OPEX
- Available: October 1, 2026

For more information, please contact:

**STUART GORDON, SIOR**  
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**MATTHEW A. BITTEL, SIOR**  
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+1 305 333 2919  
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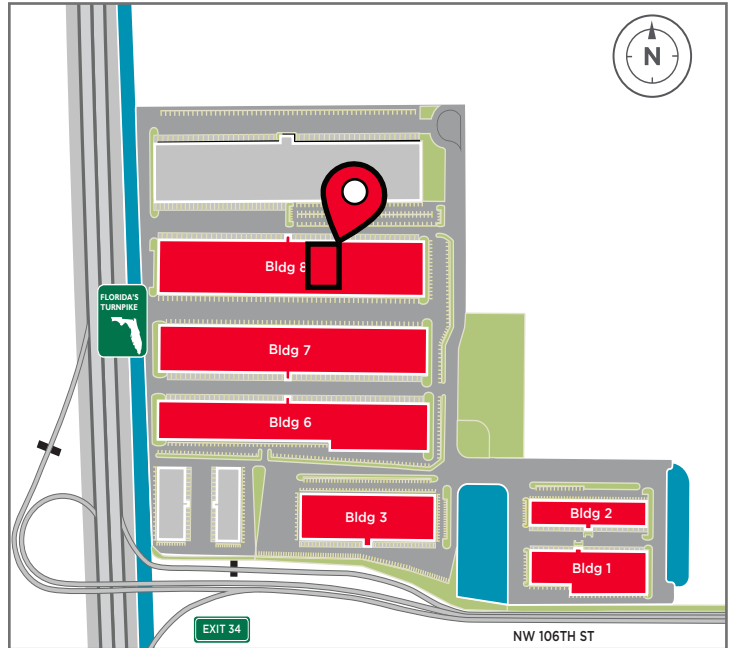
**CUSHMAN & WAKEFIELD US, INC.**  
9960 NW 116TH Way  
Suite 2  
Miami, FL 33178

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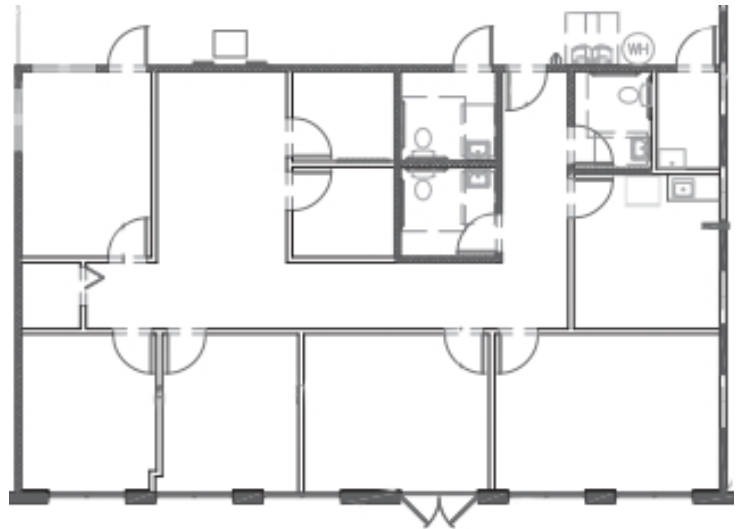
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## Phase III



## OFFICE PLAN



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